



Catherine E. Pugh
Mayor

COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 10, 2018

REQUEST: Concept Review -Expand basement window to newly created areaway

ADDRESS: 914 Saint Paul Street (Mount Vernon)

RECOMMENDATION: Approval

STAFF: Caitlin Audette

APPLICANT: Paul Sisson

SITE/HISTORIC DISTRICT

Mount Vernon Historic Districts: The Mount Vernon Historic District encompasses roughly 40 blocks surrounding Mount Vernon Place. The contributing buildings within the district include a diversity of styles and building types including mansions, apartments, offices, and religious structures. The period of significance for the Mount Vernon Historic District extends from 1810 to 1945.

Site Conditions/Architectural Description:

The property at 914 St. Paul Street is located within the Mount Vernon historic district on Saint Paul Street between East Read Street to the south and East Eager Street to the north. The building is a three-story rowhouse with an elevated first floor. The façade has been finished with painted stucco that is not original to the building. The building features a decorative iron balcony at the first floor.

BACKGROUND

- No recent ATPs have been issued for this property.

PROPOSAL & APPLICATION OF GUIDELINES

The applicant proposes to modify the basement windows on the main elevation by digging out the areaway and extending them down to create operable egress windows. The building is an apartment building and the basement includes a separate unit.

Staff applied Design Guideline for Windows *1.7.1 - General* which states the following, “Do not alter the size, location or shape of historic windows or window openings.” The proposal does not meet this guideline as it will alter the shape of the two basement windows.

Additionally, staff applied Design Guideline for Masonry *1.2.1 – General* states, “Do not cut new openings or remove substantial portions of masonry walls.” The proposal meets this guideline as it will not result in the removal of substantial portions of the masonry wall.

ANALYSIS

The modification of the basement windows will result in a loss of building material and will alter the façade of the building. However, this type of modification is fairly common to this style of row house and has been approved at 916 Saint Paul Street, the adjacent property. Additionally, site conditions at this property include a front yard that sets the property back from the public right of way as well as first floor iron balcony that will further reduce the visibility of the alteration.

NEIGHBORHOOD COMMENTS

The Mount Vernon ARC has not yet provided comment regarding the proposed modification.

RECOMMENDATION

Given the unique site conditions, staff recommends approval of the alteration as it will be minimally visible from the public right of way and similar alterations have been approved on an adjacent property. Staff recommends all final details be reviewed by staff.

A handwritten signature in dark ink, appearing to read "E. L. Holcomb", written in a cursive style.

**Eric Holcomb,
Director**

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914 Saint Paul Street (Mount Vernon) – Concept Review

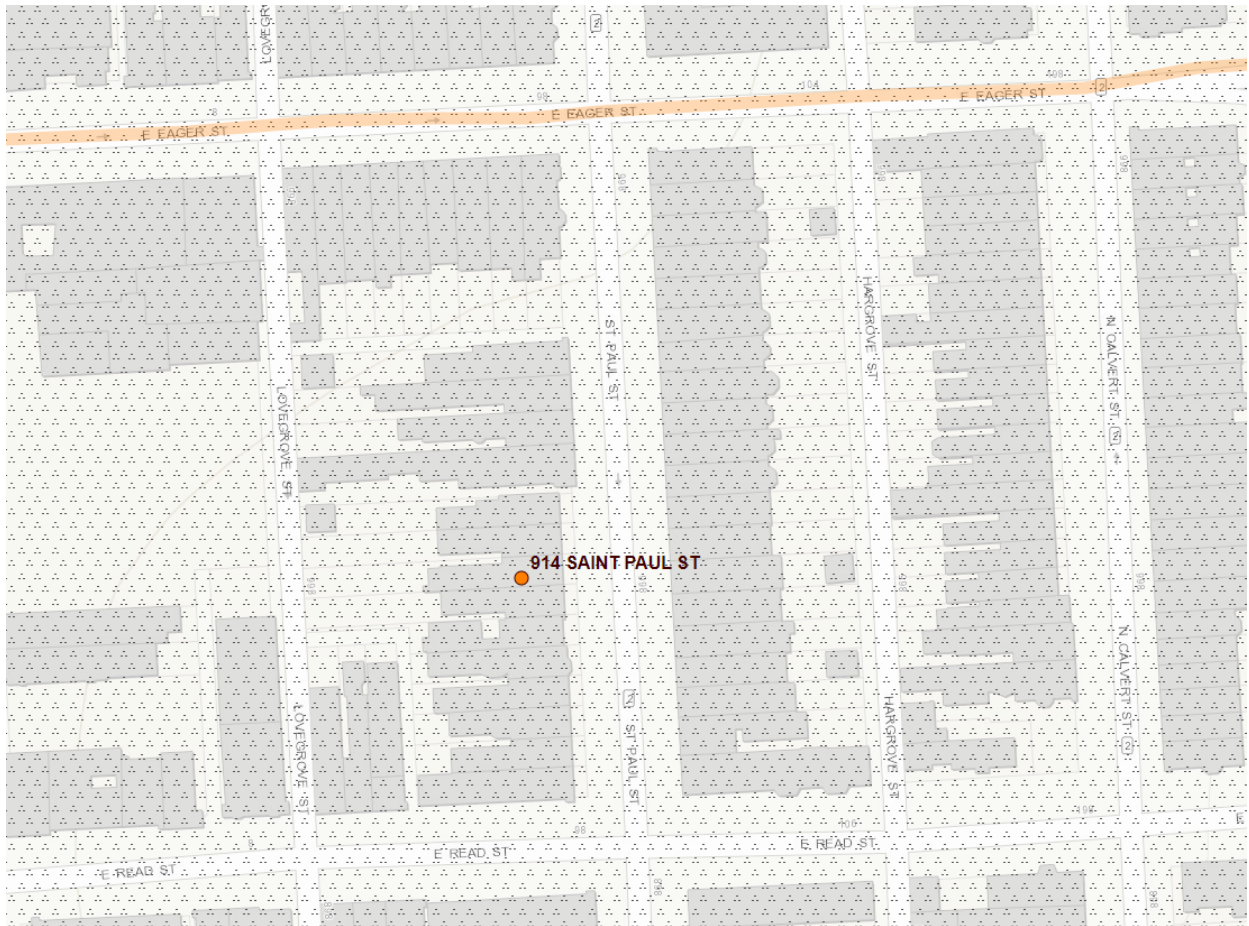


Image 2– 914 Saint Paul Street in the Mount Vernon Historic District



Image 3 – Aerial view of site as seen from southeast.



Image 4 – View of existing basement window.



Image 5 – View of existing basement windows as seen from public sidewalk.



Image 5– View of existing modified basement window at 916 Saint Paul Street, directly adjacent to the subject property.



Image 6 – View of existing modified basement window at 916 Saint Paul Street, directly adjacent to the subject property.